

**The City of Springfield, Ohio
City Commission Public Hearing Minutes
Tuesday, June 22, 2021 – 6:45 p.m.
City Hall Forum**

135-21 Approving an amendment to the existing CC-2A District Development District for 0.39 acre along North Bechtle Avenue to allow for construction of a new restaurant.

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and President Copeland.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on May 18, 2021.

On motion of Dr. Estrop, seconded by Mr. O'Neill, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

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June 22, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering the proposed amendment to the existing CC-2A District Development Plan for 0.39 acre along North Bechtle Avenue was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of the legal notice published on May 18, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

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**NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO CC-2A DISTRICT DEVELOPMENT PLAN**

Notice is hereby given that a public hearing will be held on Tuesday, June 22, 2021, at 6:45 P.M. (local time) in the City Commission Forum, City Hall, 76 East High Street, Springfield, Ohio, to consider the proposed amendment to the CC-2A District Development Plan located along North Bechtle Avenue comprised of parcel 3300600006300025. Details can be found on the City's website, www.springfieldohio.gov or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE
CLERK OF THE CITY COMMISSION
5-18/2021

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Mr. Copeland then called upon Community Development Deputy Director Thompson for a staff report. He reported as follows:

**GENERAL INFORMATION**

On April 8, 2021, HC Clover Architect, 8813 Penrose Lane, Suite 400, Lexena, Kansas 66219, filed an application on behalf of the property owner, USPG Portfolio Two LLC, 3665 Fishinger Blvd., Hilliard, Ohio, 43026, to amend an approved CC-2A District located at 1600 North Limestone Street. The applicant seeks approval to amend a Shopping Center District Plan to construct a new restaurant. The restaurant will be approximately 2300 square feet and will have a drive through.

**ANALYSIS:**

**Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as "Commercial Center."

**Staff Comments:**

City Manager's Office: No objections

City Service Department: No objections

|                                     |                                                                                   |
|-------------------------------------|-----------------------------------------------------------------------------------|
| City Police Department:             | No objections                                                                     |
| City Fire Department:               | No objections                                                                     |
| City Building Inspections Division: | No objections - building inspections will address any issue during permit process |
| Planning/Zoning Division:           | No objections                                                                     |

### **RECOMMENDATION**

Staff members and members of the City Planning Board unanimously recommend approval of the request as presented.

### **COMMISSIONER COMMENTS**

Mr. Rue noted safety concerns for customers exiting the parking area near the subject lot onto the private drive due to traffic congestion.

Mrs. Chilton asked if there were any objections to the proposed plan. Mr. Thompson stated there none.

Mr. O'Neill asked if there is a current traffic count for the area and if a traffic signal at that location had been considered. Mr. Thompson stated that he would request a copy of traffic counts in the area. He also stated the City Engineer did not recommend a traffic signal in his review of the project.

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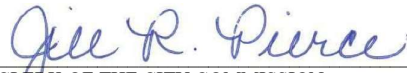
There being no further business, on motion of Dr. Estrop, seconded by Mrs. Chilton, the public hearing adjourned at 7:10 p.m.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION